



Seattle Modern Living at Redondo Development.





- The SML at Redondo Development Complex is a multi-phase Urban Development project consisting of 600 Units multi-family residential and one major brand Hyatt House hotel located on Pacific highway in Des Moines, WA.
- The SML Seattle Modern Living at Redondo has a capacity approved 600 Residential Housing Units in addition to a 152-room hotel.



- The Project is located within the approved area of the USASIA Pacific, Inc., a regional center designated under the Immigrant Investor Program.
- USASIA Pacific, Inc. has agreed to sponsor the Project so that the investors may take credit for indirect job creation.
- One of the two parties involved in the project is
- Hotel at Redondo, LP (the Partnership),
- Whose General Partner is Redondo Development, LLC.





# Overview

**1**

**We provide specific, unique, well-located real estate investment opportunities in the Seattle marketplace.**

**2**

**We bring EB-5 investors together with legal professionals to obtain green cards, and see to it that the development projects get built and comply with USCIS requirements.**



# Company Goals

1

Identify secure and suitable EB-5 real estate projects

2

Exercise due diligence, and provide comprehensive project information.

3

Manage our EB-5 projects and track uphold USCIS requirements on behalf of our investors



# Company Mission

**1**

Deliver superior EB-5 projects for foreign nationals to obtain green cards

**2**

Establish a multi-cultural community

**3**

Focus on real estate development projects



# SML Capital Group- Project Developer

- SML Capital Group, LLC will be the Developer/ Owner of the Redondo Development Complex.
- A partnership between Mr. Michael Lai ML Companies and Mr. Mike Mattox and the Access the USA Regional Center.
- SML Capital Group will be developing four phases along with
- Synergy Construction
- Caron Architecture.



# Michael Lai- CEO/ Investing Partner

- Michael has over 19 years of experience in all aspects of the commercial and residential brokerage business.
- His Success full completion of over 3000 residential transactions, over 55 investment transactions as well as three years of property insurance adjustment experience.
- Since 2005, the RNT team sold 100 million-dollar assets annually, collectively worth more than 800 million.
- He is an active member of the ICSC International Council of Shopping Centers, CBA Commercial Broker Association, CCIM Certified Commercial Investment Member, CIPS Certify International Property Specialists and State Approval Real Estate Instructor.





# Michael Mattox- CEO/ Investing Partner

- Mr. Michael Mattox has been an entrepreneur for over 25 years and held positions as Marketing Director and Director of Business Development at several international companies.
- Worked with economic development agencies at both the state and local levels and was an Adjunct Professor of Marketing at St. Martin's University in the United States and Shanghai, China.
- Founder and current CEO of Access U.S. Oil and Gas, Inc., CEO of World Trade Center San Francisco, founder and Managing Member of Access the USA, LLC. (AUSA).



# Brian D. Sullivan- Project Manager

- Planning and development of large mixed use communities totaling over 15,000 units on both the East and West Coasts.
- He is the founder and current CEO of Access U.S. Oil and Gas, Inc., CEO of World Trade Center San Francisco, founder of Access the USA, LLC. (AUSA) and currently its Managing Member.
- Most notable recent developments include:
  - High Point in West Seattle
  - Fort Lawton Redevelopment in Magnolia's Discovery
  - Yesler Terrace in the heart of First Hill.





# Build by Synergy Construction

SML at Redondo • Synergy Construction, Inc.

## CONSTRUCTION COMPANY BIO

SYNERGY CONSTRUCTION, INC.



Synergy Construction, Inc. was founded on the basic principle "Quality with Integrity," which remains its daily focus. Founded in 1990 by Larry and Pamela Stewart, who have over 30 years of experience working as a team in the construction industry, Synergy has built thousands of housing units throughout the Western United States.

Synergy has built an industry-leading reputation by successfully taking on the most technically complex projects and the tightest urban project sites. Synergy's bonding capacity is over \$70 million per year, and its expert management staff is experienced with all types of construction, from high-rise to low-rise, as well as industrial.

Known for its quality workmanship, strong management and communications, the Synergy team makes the construction process a pleasant experience for all — on time and on budget.

### SOME CURRENT PROJECTS:



**AVIARA APARTMENTS—MERCER ISLAND, WA**  
300,000 SQ FT MIXED-USE BUILDING, 166 UNITS

New construction of a mixed-use building with one and a half floors of below-grade parking, a ground level accommodating different commercial uses and four floors of apartments with high-end finishes.



**COLUMBIA KNOLL—PORTLAND, OR**

290,000 SQ FT MULTIFAMILY HOUSING & ASSISTED LIVING

New construction of a combination senior and multifamily community. The project includes a 4-story 208-unit senior building, 8 buildings of housing with 118-units, a community center and childcare facility.



**JUDSON PARK RETIREMENT COMMUNITY**



**MARKET SQUARE—SHORELINE, WA**  
200,000 SQ FT MIXED-USE BUILDING

New construction of 148-units of residential over two levels of underground parking and commercial space. Scheduled to be completed May 2012.



**RENTON VETERANS CENTER—RENTON, WA**  
59 UNIT MIXED-USE BUILDING

This 59-unit building provides support services for former homeless veterans and their families. This project has been recognized as a national model and was awarded 1st place in the category for developments of distinction for its major community impact.





# SML Redondo Overview

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- The Redondo Development Complex is a Four-phase urban development project consisting of
- Phase I 152 major brand hotel located on Pacific highway.
- Three Phase II, III and IV of Muti-family housing 600 Units.
- The development plan assumes 3 phases 200 Units each total of 600 market-rate apartment with both senior housing and multi-family..
- The full Seattle Modern Living at Redondo development plan represents 150 million of direct investment in the City and will be split into four phases based on market conditions and absorption rates.
- City of Des Moines is poised to thrive, with a growing business/retail sector, new housing, and redevelopment of older neighborhoods. This waterfront city is ideally suited for the planned mixed-use development. The opportunities in Des Moines are the next hot market for building more affordable housing compared to Seattle or Bellevue.





Pudget Sound Water View.







**DOWNTOWN  
DES MOINES**

**JUDSON PARK  
RETIREMENT  
COMMUNITY**

**PUGET SOUND**

Walking distance  
to Redondo Beach  
Marina

**LANDMARK  
ON THE SOUND**

SR 509

S 240TH STREET



Seattle Modern Living at Redondo included

Phase I: 152 Units Hyatt House Hotel.

Phase II: 200 Units Residential Units.

Phase III: 200 Units Residential Units.

Phase IV: 200 Units Residential Units.





Seattle Modern Living at Redondo View from 16 Ave S



# Why SML Redondo?

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- Seattle Modern Living at Redondo Waterfront Marina.
  - Seattle Real Estate EB-5 Investment opportunities
  - Brand new Modern Contemporary buildings in a fastest growing local economy
  - Great Location Midway between Seatac Airport, Seattle, Bellevue and Tacoma, Washington State.
  - 4 construction phase over the next 5 years.
  - Closing to Light rail Transit, Airport, Major Freeway
  - View: Over look the Water View of Pudget Sound and Mountain Rainier.





# Phase I- Hotel

- Adjacent to the Shopping Center. The proposed Hotel will be the main attraction of the Seattle Modern Living at Redondo Development Complex.
- The Hyatt House Hotel will be a 152 rooms located in a desirable location approximately 3 miles south from Seattle Tacoma International Airport.



# Hyatt House Suite and Hotel

- Hyatt House Suite & Hotel operates 500 properties in 2017 worldwide
- Cambria Suite & Hotel has 200 properties under development:
  - Americas – 35 new key projects
  - Europe, Africa, Middle East & SW Asia – 90+ projects
  - Asia Pacific – 40+ new projects
    - China currently has 20 existing 32 new hotels are under development in China





Hyatt House  
at Redondo  
152 Rooms

HYATT®





























































## Seattle Modern Living at Redondo included

- Phase I: 152 Units Hyatt House Hotel.
- Phase II: 200 Units Residential Units.
- Phase III: 200 Units Residential Units.
- Phase IV: 200 Units Residential Units.





**DOWNTOWN  
DES MOINES**

**PUGET SOUND**

**JUDSON PARK  
RETIREMENT  
COMMUNITY**

Walking distance  
to the Redondo  
Beach Marina

**LANDMARK  
ON THE SOUND**

**S 240TH STREET**



















## South King County 2016 Apartment Trends

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**\$1.37**

Average rent per square foot

**3.6%**

Vacancy

**\$1,233**

Average rent per unit

## Urban King County 2016 Apartment Trends

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**\$2.61**

Average rent per square foot

**3.9%**

Vacancy

**\$1,945**

Average rent per unit



## South King County Growth Trends

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**10.6%**  
12 month growth

**33.0%**  
3 year growth

**37.3%**  
5 year growth

## Urban King County Growth Trends

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**5.4%**  
12 month growth

**26.7%**  
3 year growth

**39.5%**  
5 year growth



# Home of Seattle Businesses

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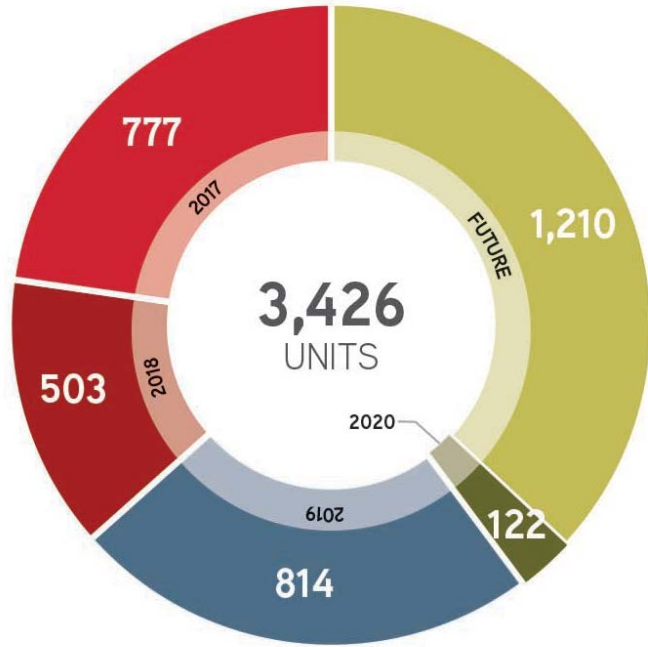


NORDSTROM



PACCAR





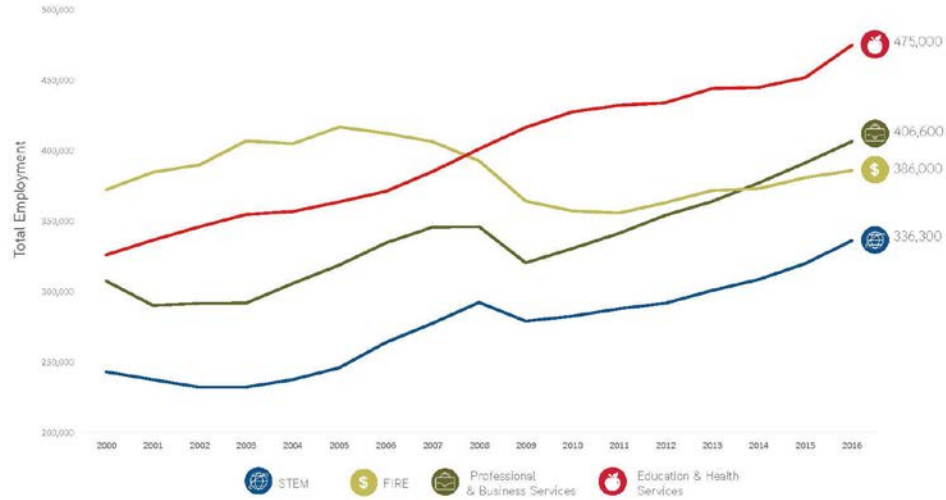
## DEVELOPMENT SUMMARY

	Urban King	Suburban King	Snohomish County
2017	10,665	3,498	506
2018	17,069	6,077	552
2019	8,719	3,637	746
2020	4,319	1,202	196
Future	13,996	4,334	2,022
<b>Total</b>	<b>54,768</b>	<b>18,748</b>	<b>4,022</b>
<b>77,538 TOTAL PLANNED DELIVERIES</b>			

# South King County Development Pipeline

## REGIONAL INDUSTRY GROWTH

### SEATTLE MSA INDUSTRY GROWTH



### FASTEST GROWING INDUSTRIES 2012-2016



SEATTLE MULTIFAMILY TEAM

\*Data compare October monthly employment year-over-year

MAJOR EMPLOYERS  
**amazon.com**

 **Microsoft**

 **FRED HUTCH**  
CURES START HERE™



  
**Virginia Mason**

# Seattle Employment Trends

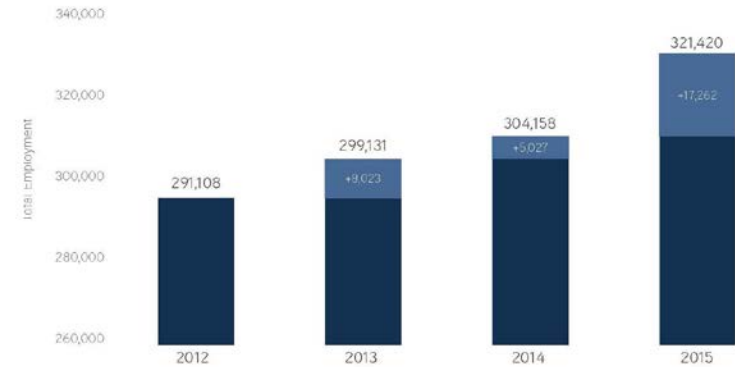


## MAJOR EMPLOYERS



## EMPLOYMENT GROWTH SOUTH KING

### YEAR-OVER-YEAR EMPLOYMENT GROWTH

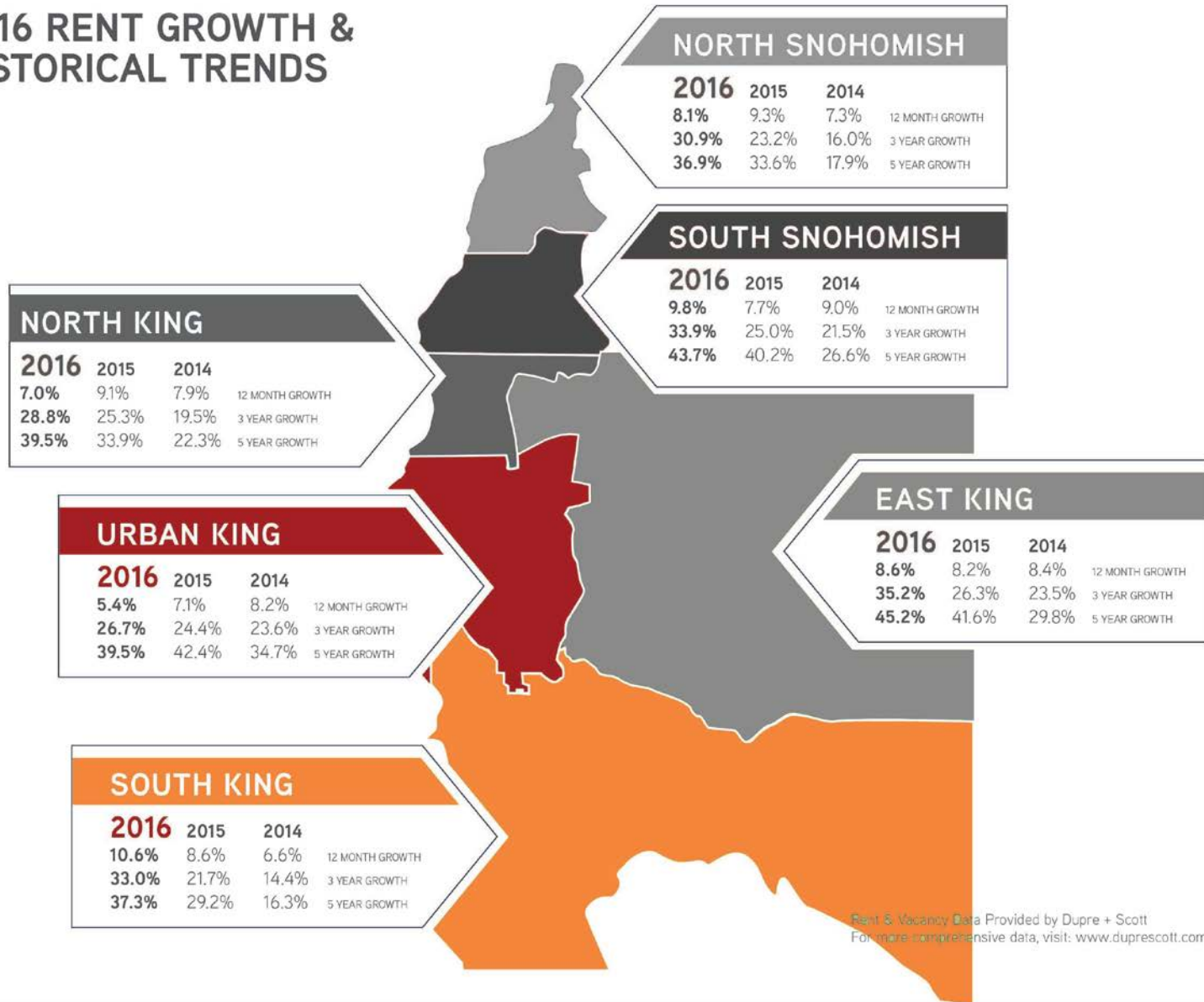


### FASTEST-GROWING INDUSTRIES



# South King County Employment Trends

# 2016 RENT GROWTH & HISTORICAL TRENDS



Rent & Vacancy Data Provided by Dupre + Scott  
 For more comprehensive data, visit: [www.duprescott.com](http://www.duprescott.com)



# SWOT Analysis:

## Strength

- Strong Seattle market with high upside for residential housing
- Close to Sea-tac Airport for consistent hotel occupancy
- Multiple Parties in place displaying commitment to the multi-phase project site
- Transportation infrastructure within walking distance

## Opportunity

- Seattle Tech Boom bringing a growing population to the Puget Sound Area
- High Seattle prices bringing millennials south to-wards the Redondo area
- New construction is rare in the Des Moines area providing a unique attraction to one of the few modern living complexes



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